



**Welcome**

**September 12, 2016**

# Agenda

- Welcome
- LFUCG presentations
- Current CNA Board and Facilities
- A Year in Review
  - Facilities Updates
  - Social
  - CNA Bylaws
- Financials
- Elections
- Next Years Plans
- Upcoming Events

# CNA Board and Facilities

## BOARD MEMBERS

- Dan Stone
- Tim Geertz
- Robin Kelty
- Allison Haas
- Jim Woosley
- Jason Heck

## FACILITIES MEMBERS

- Dan Stone
- Geoff Crouch
- Brad Pennington
- Eddie Demarcus
- Ed Kelty
- Mark Yates
- Dan Burch
- John Johnson
- Jason Heck

# A Year in Review

- Facilities
  - New HVAC system
  - New irrigation system
  - New locks for Clubhouse
  - New mulch in playground
  - New pool chairs (100 each yr)
  - Pool leak repairs
  - Baby swing
  - No Solicitation signs



# A Year in Review

- HVAC
  - New system installed by Monthie in August
  - \$6800
  - Much more efficient than the 1996 unit. Should save on utilities.

# A Year in Review

- Petition PVA for Property Tax
  - Hired outside council to become exempt from property tax (thanks to Allison Haas)
  - \$4200 annual savings

# A Year in Review

- Grants
  - Past three years we've received over \$13,000 from LFUCG with help of Jennifer Mossotti
  - Playground mulch
  - Side walk repair
  - Security cameras
  - Baby Swings
  - Tree planting on Clays Mill Rd, crape myrtles & hydrangeas in front and rear islands

# A Year in Review

- Crocs - 10<sup>th</sup> Conference Championship win!





# A Year in Review

## ■ Street Trees

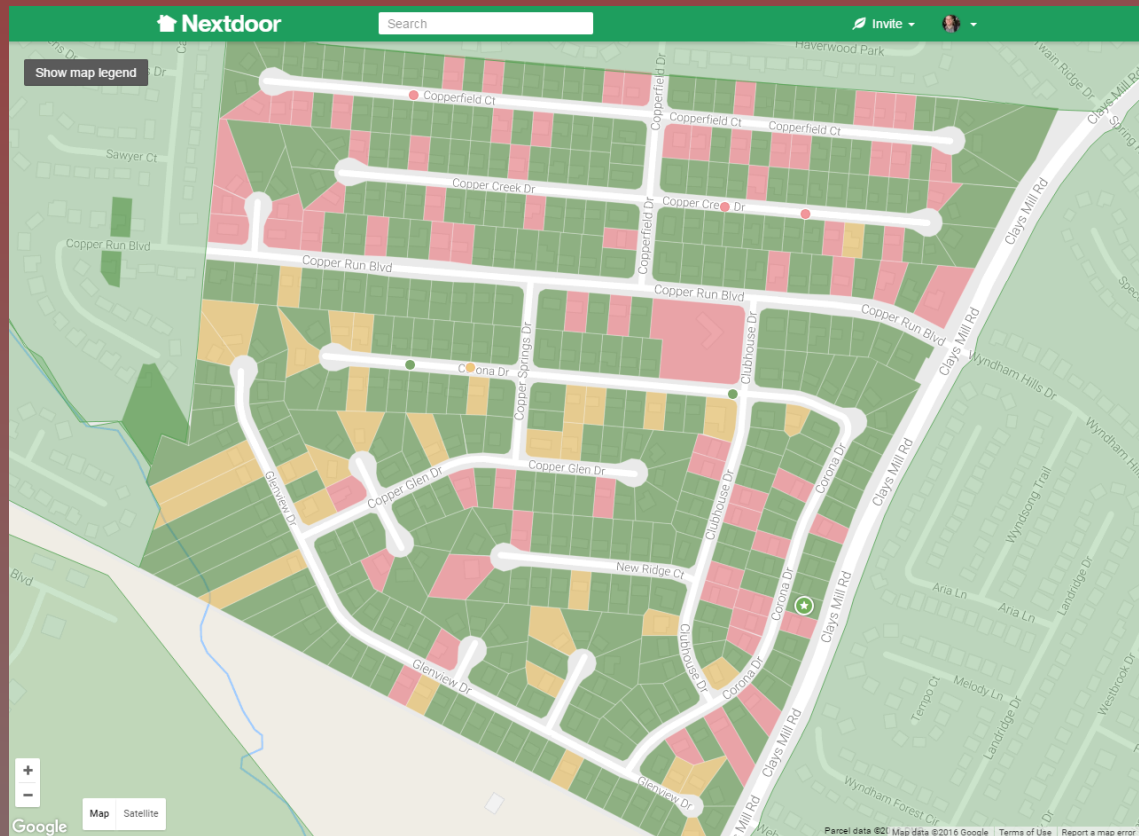
- The city mandates the replacement of dead trees
- The neighborhood has made a list of homes that lack street trees
- Foregoing replacement affects property values
- Sidewalk clearance must be 7' and street clearance is 12'



# A Year in Review

- Nextdoor site

- Launched Nextdoor.com in December 2013
- 74% houses



# A Year in Review

- Safety
  - Solicitations in neighborhood
    - New- No Commercial Soliciting signs
  - Security Cameras install in 2015
  - Numerous reported car break-ins.
    - Take proactive precautions
    - Thieves of opportunity

# A Year in Review

- Back Dues
  - 2016 Board has been aggressive in collection
    - Big thanks to Tim Geertz
    - \$9100.00 collected in back dues
    - \$625 in late fees
    - Still have \$5,500 outstanding

# A Year in Review

- Social Events
  - Halloween Party
  - Neighborhood Vendor Fair
  - Easter Egg Hunt
  - 4<sup>th</sup> of July Cook Out
  - Pool Luau
  - Wine & Karaoke Party

# Financials - CNA Board

## Income

	Current	Budgeted	Difference
2016 Dues	\$ 91,300.00	\$ 84,000.00	\$ 7,300.00
Interest/Refunds	\$ 29.31	\$ 25.00	\$ 4.31
Other/Grants	\$ 560.00	\$ -	\$ 560.00
Rentals	\$ 6,830.00	\$ 8,000.00	\$(1,170.00)
Total Income	\$ 98,719.31	\$ 92,025.00	\$ 6,694.31

# Financials - CNA Board

## Expenses

	Current	Budgeted	Difference
Utilities	\$ 22,702.14	\$ 24,200.00	\$ (1,497.86)
Clubhouse Management	\$ 6,477.42	\$ 7,300.00	\$ (822.58)
General Repairs	\$ 12,432.42	\$ 5,000.00	\$ 7,432.42
Landscaping	\$ 6,812.30	\$ 13,000.00	\$ (6,187.70)
Mortgage	\$ 20,094.08	\$ 30,145.00	\$ (10,050.92)
Property Insurance	\$ 6,474.57	\$ 5,700.00	\$ 774.57
Property Tax	\$ 2,790.54	\$ 4,800.00	\$ (2,009.46)
Social Events	\$ 26.01	\$ 1,000.00	\$ (973.99)
	\$ 77,809.48	\$ 91,145.00	\$ (12,259.80)

# Financials - CNA Board

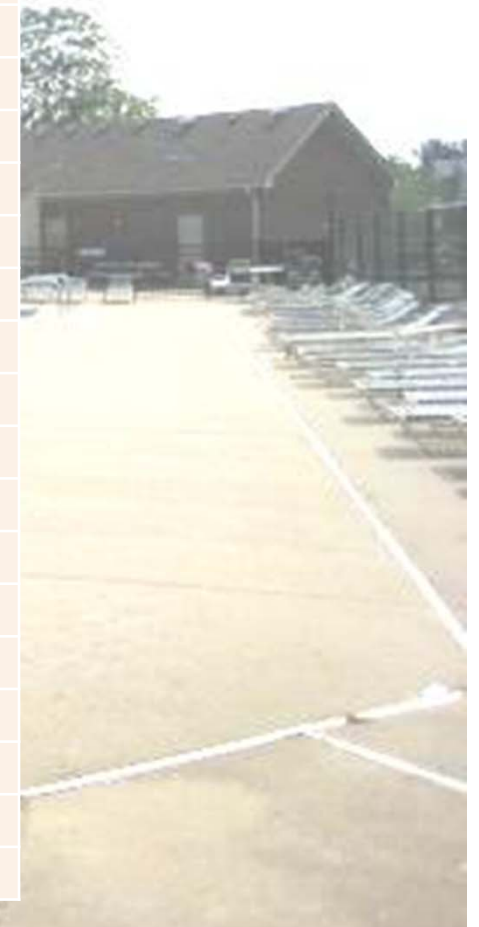
Balance 1/1/2016	\$ 23,430.83
Income	\$ 98,719.31
Expense	\$ (77,809.48)
Balance 8/31/16	\$ 44,340.66

- Note on balance, subtract \$8,150 new pool cover. \$3,000 to Louisville paving.



# Financials- Pool Facility

Category	1/1/16 - 9/7/16
1/1/16 Beginning	\$ 22,833
<b>INFLOWS</b>	
Guest Fees	\$ 862
Interest Income	\$ 19
Memberships	\$ 92,735
<b>TOTAL INFLOWS</b>	<b>\$ 93,616</b>
<b>OUTFLOWS</b>	
Additional Lifeguard Hours	\$ 563
Entertainment	\$ 1,345
Inspection Fees	\$ 384
Membership Cards	\$ 603
Pool Equipment	\$ 1,989
Pool Management	\$ 46,419
Pool Repair	\$ 14,904
Pool Winter Maintenance	\$ 1,430
Refunds	\$ 300
<b>TOTAL OUTFLOWS</b>	<b>\$ 67,936</b>
<b>OVERALL TOTAL</b>	<b>\$ 25,681</b>
Balance	\$ 48,514



## Major non-operating expenses 2016

Repaired pool main drain  
(\$15k)

Repaired gutter drain(2015)

## Future expenses and wish list

- Repair pool apron
- Replace deck drains (est \$35k)

- Wish list:
- Refurbish diving board stand
- Upgrade baby pool area



# 2016 CNA Board Elections

## CURRENT BOARD

- Robin Kelty
- Allison Haas
- Tim Geertz
- Jim Woosley
- Dan Stone
- Jason Heck

## UP FOR ELECTION

- Allison Haas
- Robin Kelty
- Tim Geertz
- Jennifer Roe
- Josh Greeman
- Karen Irving
- C.A. Post

# Next Years Plans

- Modify the CNA Bylaws
  - Allow for proxy voting
  - Hire property management company
  - Allow for monetary penalties for DOR infractions
- Increase annual dues
- Repaint horse fence and fix posts on Clays Mill Rd.

# Next Years Plans

- CNA Bylaws Update
  - Sections 2.8, 3.10, 3.11, 3.15, 7.1 and 7.5
- Reasons
  - Lack of involvement
  - Greater need for help in maintenance, repairs and operation
  - Hire Property Management company
  - Major updates needed to facilities
  - Expenses increasing
    - Utilities-2006= \$10,791, 2015=\$19,898.60

# Next Years Plans

Item	Cost	Life span (years)	Notes
Roof replacement	\$12,000.00	15	last replaced in 2007
Parking lot sealing	\$2,500.00	10	Need resealing before more costly replacement
Windows	\$7,000.00	20	Clubhouse still has original windows which are starting to rot
Doors	\$14,000.00	20	Clubhouse mains & sides, outdoor bath, pump room
Front entrance signs	\$5,000.00	20	Marble signs are starting to crack
Tree pruning	\$2,000.00	8	Prune trees around playground and clubhouse
Seasonal Entrance flowers	\$800.00	bi-annual	
Clubhouse Flooring	\$12,000.00	8	Main floor and basement
Furniture	\$4,000.00	8	(couches, easy chairs, tables & chairs)
Kitchen remodel	\$12,000.00	12	
Street sign posts	\$15,000.00	20	Removal and replacement of 22 posts
Street signs	\$5,720.00	20	reprint of 44 CNA signs
Clays Mill Farm Fencing	\$2,000.00	12	Replace planks, posts and paint
New clubhouse TV	\$800.00		
New clubhouse lighting	\$2,000.00		(ceiling fans, fixtures, exterior lights)
Sidewalk repair	\$3,000.00	15	
Playground Fence	\$5,000.00		Removal of shrubs and replace with fence
Paint clubhouse	\$2,000.00	6	
<b>Total</b>	<b>\$106,820.00</b>		

# Next Years Plans

- CNA Bylaws Update
  - Hire Property Management company
    - Keep books, file taxes, mail assessments or notices
    - Enforcement of the Deed of Restrictions
    - Maintain facilities, obtain quotes/proposals from contractors, oversee construction projects
    - Board will still oversee operation of Association

# Next Years Plans

- CNA Bylaws Update (new portion in bold)

## Section 2.8 Voting.

All members of the Association shall be entitled to one (1) vote for each lot in which they hold the interest required for membership. If more than one (1) person is an owner of any residential lot, all such persons shall be members and the vote for such lot shall be exercised as they determine among themselves; but in no event shall more than one (1) vote be cast with respect to any individual lot.

Hereinafter the term "simple majority" shall mean more than half of the votes cast by persons legally entitled to vote, excluding abstentions, at a regular or properly called special meeting. The term "two-thirds majority" shall mean at least two-thirds of the votes cast by persons legally entitled to vote; excluding abstentions, at a regular or properly called special meeting. **Voting is allowed by proxy.**



# Next Years Plans

- CNA Bylaws Update (new portion in bold)

## Section 3.10 - Function

The Board shall be responsible for the appropriation of all funds of the Corporation, and shall, through the President or the duly authorized member of the Board or officers, approve all vouchers for payment by the Treasurer. It shall designate a bank or depository for the funds of the Corporation. The Board of Directors are further authorized to take any and all actions they deem necessary to enforce the terms, conditions and covenants of the Deed of Restrictions of the Copperfield neighborhood of record in the Fayette County Clerk's Office, which Deed of Restrictions is adopted by reference herein. **Enforcement of the Deed of Restrictions shall include the power of the Board of Directors to set monetary penalties for any member in violation of the Deed of Restrictions. The monetary penalties for a violation, which are recommended by the Board of Directors, will take effect on January 1<sup>st</sup> of the following calendar year.**

# Next Years Plans

- CNA Bylaws Update (new portion in bold)

## Section 3.11 Checking Accounts, Signatories and Expenditures.

The drawing or issuance of checks or drafts drawn on the account of the Corporation, shall require the signature of the Treasurer and at least one (1) director except for checks or drafts of \$200.00 or less which shall require the signature of the Treasurer only. The Board of Directors are authorized to appropriate and expend any and all amounts they deem necessary in the furtherance of its duties and responsibilities set forth in these By-Laws or Articles of Incorporation by proper action taken at a regular or special meeting of the Board of Directors. However, for any and all expenditures or disbursements which total for any one calendar month in excess of \$1,000.00, approval must be obtained at a special meeting of the members of the Association. The regular and routine payment of maintenance expenses, or amounts necessary for extraordinary repairs or expenses relating to, or for the benefit of the common areas and clubhouse facilities, including grounds and tennis courts, **as well as the hiring and contracting with a Property Management Company as allowed in 3.15,** shall be exempt from the \$1,000.00 per month limit just noted. Payment of expenses for the pool facility shall also be exempt, but governed by Sec. 5.8 of these By-Laws.

# Next Years Plans

- CNA Bylaws Update (new)

## 3.15 Management Company

The Board of Directors, in its discretion, may hire and contract with a Property Management Company to administer the day to day function of the Association, including but not limited to: management of the books of the Association; management of the web site; maintaining the shared and common areas, including street trees, sidewalks issues capital improvements; oversee enforcement of the Deed of Restrictions, and other duties required.

# Next Years Plans

- CNA Bylaws Update (new)

## Section 7.1 Amendments.

These By-Laws may be amended, altered, changed, added to, or repealed by a simple majority vote of votes cast by residential members in good standing voting in person or by proxy with a minimum of one hundred (100) votes cast, after recommendation of the Board of Directors, provided written notice of such proposed amendments shall have been given to members at least ten (10) days prior to the meeting in the manner provided for herein.

# Next Years Plans

- CNA Bylaws Update (new portion in bold)  
Section 7.5 Assessments

Each and every member shall pay to the Corporation the annual assessment when due as determined by the Board of Directors. Failure to pay any assessment shall result in a lien being filed against the non-paying member. Said lien to be filed of record at the Fayette County Clerk's office and shall affix and attach to the subject property until released. **Moreover, the non-paying member shall be responsible for any legal fees and costs associated with the collection of their overdue annual fees, and also any legal fees and costs associated with the filing of a lien against the non-paying member with the Fayette County Clerk's office.** Any special assessment, decrease or increase in the annual assessment, must be approved by **a simple majority vote of votes cast by residential members in good standing voting in person or by proxy with a minimum of one hundred fifty (150) votes cast.** For purposes of this section only, notice of such a meeting shall be in writing stating the specific purpose of the proposed special assessment or increase in the annual assessment, to be delivered not less than ten (10) nor more than thirty (30) days before the date of the meeting, either personally or by mail to

# Next Years Plans

- CNA Bylaws Vote
  - Vote on Tuesday September 27<sup>th</sup>
  - One resident per household
  - Must vote in person

# Upcoming Events

- Fall Garage Sale
- Vendor Fair November - TBA
- Wine and Karaoke Party
- Christmas Party

# Closing

- Thank you for coming